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JAMES E. WOODS, TRUSTEE

TO:

BK 309 PG 723
W.E. DAVIS CH. CLK. TRUSTEE'S DEED

MARION BLUNT and JUDITH SUSAN BLUNT

WHEREAS, on April 12, 1996, John W. Fix and wife, Mary C. Fix, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Marion Blunt and Judith Susan Blunt, which Deed of Trust is recorded in Trust Deed Book 822, Page 468 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, JAMES E. WOODS, the undersigned Trustee, did pursuant to said request, on the 2nd day of December, 1996, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to MARION BLUNT and JUDITH SUSAN BLUNT, they being the highest bidders for cash at and for the sum of Twenty-one thousand seven hundred eighty-one and 79/100 Dollars (\$21,781.79), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 7, Fox Glen Subdivision, situated in Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 51, Pages 46-47, Chancery Clerk's Office, DeSoto County, Mississippi.

The sale of the property was made subject to the lien of taxes for the year 1996, which are not now due and payable, and other taxes and legal assessments, having priority.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in The DeSoto County Tribune, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on the 28th day of October, 1996, and said notice remaining upon said bulletin board

until the date for the sale of the land, to-wit: December 2, 1996.

The proceeds of said sale were distributed by me as follows: The DeSoto County Tribune Publication Fee \$80.12, James E. Woods, Trustee fee \$350.00, balance remaining in my hands paid to MARION BLUNT and JUDITH SUSAN BLUNT, to apply on the indebtedness due it by John W. Fix and wife, Mary C. Fix.

THEREFORE, in consideration of the premises and the payment to me of the said sum of Twenty-one thousand seven hundred eighty-one and 79/100 Dollars (\$21,781.79), by the said MARION BLUNT and JUDITH SUSAN BLUNT, the receipt of which is hereby acknowledged, I, James E. Woods as Trustee do hereby convey and sell to MARION BLUNT and JUDITH SUSAN BLUNT, the land herein before described.

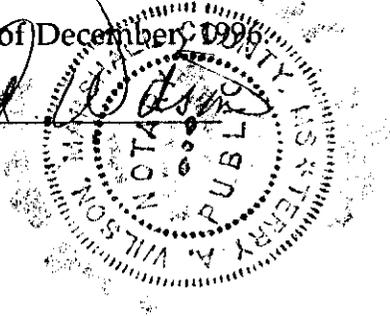
WITNESS MY SIGNATURE, this the 2nd day of December, 1996.

[Signature]
JAMES E. WOODS, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared me, the undersigned authority in and for said county and state, the within named James E. Woods, in his capacity as Trustee, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given of my hand the Official Seal of office this the 2nd day of December, 1996

[Signature]
NOTARY PUBLIC


My Commission Expires: Oct. 1, 1998

GRANTOR'S ADDRESS

P.O. Box 456
Olive Branch, MS 38654
Phone: 601-895-2996

GRANTEE'S ADDRESS

4872 Hwy. 305 South
Hernando, MS 38632
Home Phone: 601-895-8000
Work Phone: Same

PREPARED BY & RETURN TO: JAMES E. WOODS, WOODS AND SNYDER
P.O. BOX 456, OLIVE BRANCH, MS 38654
(601) 895-2996



TRIBUNE

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

D.W. JONES
PUBLISHER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, D.W. JONES, publisher of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXV</u>	No. <u>1</u>	, dated the <u>27TH</u>	day of <u>NOVEMBER</u>	, 19 <u>96</u>
In Vol. <u>XXIV</u>	No. <u>52</u>	, dated the <u>20TH</u>	day of <u>NOVEMBER</u>	, 19 <u>96</u>
In Vol. <u>XXIII</u>	No. <u>51</u>	, dated the <u>13TH</u>	day of <u>NOVEMBER</u>	, 19 <u>96</u>
In Vol. <u>XXII</u>	No. <u>50</u>	, dated the <u>6TH</u>	day of <u>NOVEMBER</u>	, 19 <u>96</u>
In Vol. _____	No. _____	, dated the _____	day of _____	, 19 _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

D.W. Jones
PUBLISHER

Sworn to and subscribed before me, this 27th
day of Nov, 1996
(SEAL)

Charlotte Snyder
NOTARY PUBLIC

My commission expires MY COMMISSION EXPIRES FEB. 5, 1997, 19 _____
To WOODS AND SNYDER
for taking the annexed publication of 344
words or the equivalent thereof for a total of FOUR (4)
times \$ 79.12, plus \$1.00 for making a proof
of publication and depositing the same for a total cost
of \$ 80.12.

TRUSTEE'S NOTICE OF SALE

WHEREAS, on April 12, 1996, JOHN W. FIX and wife, MARY C. FIX, executed a Deed of Trust to James E. Woods, Trustee for the benefit of MARION BLUNT and wife, JUDITH SUSAN BLUNT, which Deed of Trust is recorded in Trust Deed Book 622, Page 468 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, and

WHEREAS, MARION BLUNT and wife, JUDITH SUSAN BLUNT, the owners and holders of the note and indebtedness secured by said Deed of Trust has declared said indebtedness due and payable and have requested the undersigned Trustee to execute the trust therein contained and sell the property therein described under the provisions of said Deed of trust for the purpose of raising said sums so secured and unpaid, together with expenses of selling same, including Trustee's and attorney's fees;

NOW, THEREFORE, I, JAMES E. WOODS, the undersigned Trustee, having been requested by the owner and holder of said indebtedness so to do, hereby give notice that on Monday, December 2, 1996, between the hours of 11:00 a.m. and 4:00 p.m., being the legal hours of sale, at the East Door of the County Courthouse of DeSoto County, at Hernando, Mississippi, I will proceed to sell at public outcry to the highest and best bidder for cash, the following described land situated in DeSoto County, Mississippi, to-wit:

Lot 7, Fox Glen Subdivision, situated in Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 51, Pages 46-47, Chancery Clerk's Office, DeSoto County, Mississippi.

The sale of said property shall be subject to the lien of taxes and all other legal assessments having priority, if any, and any unrecorded rights of way or easements and I will convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, this the 28th day of October, 1996.

/s/ James E. Woods
Trustee

Nov. 6, 13, 20, 27-occ.